

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-068

Petitioner: DreamKey Partners

Rezoning Petition No.: 2021-068

Property: ± 5.24 acres located at 7123 Mallard Creek Road (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Wednesday, June 2, 2021. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 5/19/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, June 2, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Sammy Jackson and Fred Dodson with DreamKey Partners and Jim Guyton with Design Resource Group. Also in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting, welcomed everyone in attendance, and introduced the development team.

Fred Dodson with DreamKey Partners, formerly Charlotte-Mecklenburg Housing Partnership, described their over 30-year presence providing both rental and for sale housing opportunities to those of mixed incomes throughout Charlotte. DreamKey Partners' attention to design and property management provided by Nusbaum for the past 15 years, has allowed for the continued development of high-quality and affordable housing in Charlotte.

Mr. MacVean reviewed the conditional zoning schedule and proposed site plan. The proposed site plan will allow construction of the site with up to 107 age-restricted, mixed-income residential units. The single-building design will have interior corridors and elevator access within the four-story building, not to exceed 60 feet in height. The site plan shows building frontage along Mallard Creek Road and includes a 32-foot Class C Buffer adjacent to the single-family homes as well as preservation of existing vegetation where feasible.

Access to the site will be from Mallard Creek Road and Hubbard Road.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about resident demographics and measures in place to ensure affordability. Mr. Dodson explained that the development will include residents that are 55 years old or older with incomes between 30%-80% of the Area Median Income (AMI) some of the units may not have income restrictions and would be rented at market rates. It was further explained that rents could range between \$400-\$1,200 per month depending on the unit size (1 or 2 bedroom), as well as the income %AMI of the applicant(s). All applicants must meet age and income requirements in order to live within the unit. The conditional plan associated with this site dictates the use as age restricted and would require a new rezoning in order to change the use. The land will be deed restricted for 30 years as affordable with no plans to change after that time period expires. This development is seeking Federal tax credits and City funding in order to complete.

Attendees asked why the site needed to be rezoned and the benefits of this location for development. Mr. MacVean explained that the site is being rezoned to INST(CD) to allow the use of age-restricted housing. He also explained that the setbacks provided with the INST designation are greater than required under the current zoning. Mr. Dodson then described the site's proximity to amenities in the area and the frontage along newly widened Mallard Creek Road as being positive factors in choosing this Site.

Fred Dodson explained that the community would include a staffed office on the first floor of this independent living building. It is anticipated that construction could begin in the first quarter of 2023.

Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Sammy Jackson, DreamKey Partners
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2021-068	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-068	02769101	BRIDWELL HOMES LLC				7333 STARVELLY DR		CHARLOTTE	NC	28210
2021-068	02769102	BRIDWELL HOMES LLC				7333 STARVALLEY DR		CHARLOTTE	NC	28210
2021-068	02769103	RODRIGUEZ	ISRAEL MARTINEZ	CLAUDIA MALDONADO	CHAVEZ	3050 HUBBARD RD		CHARLOTTE	NC	28269
2021-068	02769105	TSILIMOS	SOTIRIOS			1126 MINERAL SPRINGS RD		CHARLOTTE	NC	28262
2021-068	02769157	PROGRESS RESIDENTIAL BORROWER 14 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2021-068	02769158	PROGRESS RESIDENTIAL BORROWER 14 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2021-068	02769160	PROGRESS RESIDENTIAL BORROWER 13 LLC				PO BOX 4040		SCOTTSDALE	AZ	85261
2021-068	02769161	PROGRESS RESIDENTIAL BORROWER 13 LLC				PO BOX 4040		SCOTTSDALE	AZ	85261
2021-068	02769163	PROGRESS RESIDENTIAL BORROWER 15 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2021-068	02769164	PROGRESS CHARLOTTE LLC				PO BOX 4040		SCOTTSDALE	AZ	85261
2021-068	04321402	SANNI	ABDULMUHAYMIN			3115 HUBBARD RD		CHARLOTTE	NC	28269
2021-068	04321404	CHANG-THAO	ALI	DAVID	THAO	7114 REEVES ST		CHARLOTTE	NC	28269
2021-068	04321405	HAILE	DEBRETSION	NEBIAT	GHEBRASLASE	7040 REEVES ST		CHARLOTTE	NC	28269
2021-068	04321406	COLEMAN	PATRICK		FREDERICK COLEMAN (SP)	4522 HIDDEN VALLEY RD		CHARLOTTE	NC	28213
2021-068	04321407	COLEMAN	PATRICIA E			4522 HIDDEN VALLEY RD		CHARLOTTE	NC	28213
2021-068	04321408	RED BANK PARTNERS LLC				217 GLENMOOR DR		WAXHAW	NC	28173
2021-068	04321410	BROWN	ROBERT			7037 BISANER ST		CHARLOTTE	NC	28269
2021-068	04321411	IH4 PROPERTY NORTH CAROLINA LP				9335 HARRI9335 CORNERS PKWY	STE 100	CHARLOTTE	NC	28269
2021-068	04321412	HUNTLEY	JUSTIN R			7109 BISANER ST		CHARLOTTE	NC	28269
2021-068	04321413	FORNEY	GILBERT JR	ALBINA MOSER	FORNEY	7117 BISANER ST		CHARLOTTE	NC	28269
2021-068	04321414	BROOME	DARRYL			3103 HUBBARD RD		CHARLOTTE	NC	28269
2021-068	04321415	CEBOLLERO	HUMBERTO QUINONES	AIDA	MALDONADO	7125 BISANER ST		CHARLOTTE	NC	28269
2021-068	04321416	AYSCUE	DUSTIN P	KYNDRA S	SANDEN	7038 REEVES ST		CHARLOTTE	NC	28269
2021-068	04321417	ELLIOTT	RYAN L	ANDREA N	ELLIOTT	7032 REEVES ST		CHARLOTTE	NC	28269
2021-068	04321418	BOKELE	BONIFACE	BIBIANE	BOLOKO	7126 REEVES ST		CHARLOTTE	NC	28269
2021-068	04321419	NYENKA	MICHAEL	VICTORIA	NYENKA	7120 REEVES ST		CHARLOTTE	NC	28269
2021-068	04321501	ADAMS	ROBERT J	MAIZE	BAKER	7005 MALLARD CREEK RD		CHARLOTTE	NC	28262
2021-068	04321502	DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
2021-068	04321503	DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
2021-068	04321504	DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
2021-068	04321505	LOVE	JAMES M	TRUST	J JAMES M LOVE REVOCABLE	370 DOVER HIGHLAND TL		ELLIJAY	GA	30540
2021-068	04321507	BANKS	OCTAVIA			3043 HUBBARD RD		CHARLOTTE	NC	28269
2021-068	04321508	COLEMAN	PATRICIA E			7036 BISANAR ST		CHARLOTTE	NC	28269
2021-068	04321509	VANG	DEE	PHENG	VANG	7018 BISANER ST		CHARLOTTE	NC	28269
2021-068	04321510	THOMAS	PAUL L	GLYNIS A	THOMAS	5745 BARDSEY CT		MATTHEWS	NC	28104
2021-068	04321511	BORDEN	EDWARD C	PATRICIA D	BORDRN	1689 BARNETT CR		PLEASANT HILL	CA	94523
2021-068	04705301	TOWNSEND	BENNIE	THERESA M	TOWNSEND	7132 MALLARD CREEK RD		CHARLOTTE	NC	28262
2021-068	04705302	DEWITT	BETTY			6630 MALLARD PARK DR		CHARLOTTE	NC	28269
2021-068	04705303	GARRISON	JAMES W	PAMELA E	GARRISON	4242 CARRIAGE CT		MIDDLEBURG	FL	32068
2021-068	04705307	ALEXANDER	JAMES K			7100 MALLARD CREEK RD		CHARLOTTE	NC	28213
2021-068	04705308	KALLENBACH	KYLE			7112 MALLARD CREEK		CHARLOTTE	NC	28262
2021-068	04705323	GARRISON	JAMES W	PAMELA E	GARRISON	4242 CARRIAGE CT		MIDDLEBURG	FL	32068

2021-068	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-068	1971	Gia	Paige	2429 Carmathen Road		Charlotte	NC	28269
2021-068	Avalon at Mallard Creek Homeowners Association	Keri	Miller	2718 Avalon Loop Rd.		Charlotte	NC	28269
2021-068	Avalon at Mallard Creek Homeowners Association	Keri	Miller	2718 Avalon Loop Rd.		Charlotte	NC	28269
2021-068	Avalon at Mallard Creek Homeowners Association	Michelle	Wright	2850 Avalon Loop Rd		Charlotte	NC	28269
2021-068	Baucom Ridge	Watchna	Horn	2426 Brathay Ct		Charlotte	NC	28269
2021-068	Brookstone Homeowners Association	Cristina	Sanabria	3406 Thistle Bloom Ct		Charlotte	NC	28269
2021-068	Charlotte Community Health Clinic	Samantha	Fernando	8401 Medical Plaza Dr suite 300		Charlotte	NC	28262
2021-068	DSRCO/Northeast Coalition of Neighborhoods	Jack W.	Brosch	3502 Marionwood Dr		Charlotte	NC	28269
2021-068	Farmington Homeowners Association	Hester	Kast-McClure	3514 Rindle Ct		Charlotte	NC	28269
2021-068	Farmington Homeowners Association	Jeffrey	Simpson	3500 Thornbrook Place		Charlotte	NC	28269
2021-068	Forest Pond Homeowners Association	Mehl	Renner	6105 Spring Flower Ct		Charlotte	NC	28262
2021-068	Forest View	Melvine	Bowie	3446 Betterton Lane		Charlotte	NC	28269
2021-068	Fox Glen Homeowners Association	Samrina	Jordan	5500 Haybridge Rd		Charlotte	NC	28213
2021-068	Glenview	Franecia	Rosemond	3702 Sipes Lane		Charlotte	NC	28269
2021-068	Hammond Lake HOA	Consta	Williams	6706 Rubin Lura Court		Charlotte	NC	28269
2021-068	Harrington Woods	Tim	Stokes	8008 Alba Ct		Charlotte	NC	28269
2021-068	Hemby Woods Neighborhood Association	Jacqueline A.	Ross	6821 Rain Creek Wy		Charlotte	NC	28262
2021-068	Hidden Valley Community Association	Gary	Dawkins	2934 Zion Renaissance Ln		Charlotte	NC	28269
2021-068	Hubbard Falls	Margaret	Marshall	4314 Connestee Ct.		Charlotte	NC	28269
2021-068	Hubbard Woods	Lelia	Jackson	7516 Hubbard Woods Rd		Charlotte	NC	28269
2021-068	Hunters Chase	Harriett	Mendinghall	7510 Hubbard Woods Rd		Charlotte	NC	28269
2021-068	Kimberlee Apartments	Bobby	Curtis	5643 Hedgecrest Pl		Charlotte	NC	28269
2021-068	Mallard Creek Crossing	Rhonda	Odom	6838 Brachnell View Dr		Charlotte	NC	28269
2021-068	Mallard Creek Crossing neighborhood	Teekukumar	Patel	6703 Pine Branch Court		Charlotte	NC	28269
2021-068	Nevin Creek HOA	JoAnn	Thomas	5619 Seths Drive		Charlotte	NC	28269
2021-068	O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 Black Walnut Lane		Charlotte	NC	28269
2021-068	Rockwell Park Neighborhood Association	Anderia	Sowell	6625 Rockwell Blvd.		Charlotte	NC	28269
2021-068	Royden Homeowners Association	Ed	Brea	6403 Rockwell Bv W		Charlotte	NC	28269
2021-068	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262
2021-068	Walnut Creek	Latoya	Faustin	6351 Park Creek Dr.		Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-068 – DreamKey Partners

Subject: Rezoning Petition No. 2021-068

Petitioner/Developer: DreamKey Partners

Current Land Use: Residential

Existing Zoning: R-3

Rezoning Requested: INST(CD)

Date and Time of Meeting: **Wednesday, June 2, 2021 at 6:00 p.m.**

Virtual Meeting Registration: *Please register at <https://attendee.gotowebinar.com/register/1358198541402341135> to receive a secure meeting link.*

Date of Notice: 5/19/2021

We are assisting DreamKey Partners (the “Petitioner”) on a recently filed request for a request to rezone an approximately ±5.24-acre site located at 7123 Mallard Creek Road (the “Site”) from R-3 to INST(CD). The request is to allow the development of the Site with an age-restricted, mixed-income residential community with up to 107 units. Access to the Site will be from Mallard Creek Road and Hubbard Road. Access to Bisaner Street is not proposed.

The proposed residential dwelling units will be in a single building that will be oriented toward Mallard Creek Road. A 32-foot buffer will be provided between the proposed residential community and the adjoining single-family homes located on Hubbard Rd., Mallard Creek Rd., and Bisaner Street. Along Bisaner a tree save area is proposed. The Site’s frontage on Hubbard Rd., Bisaner and Mallard Creek will be improved with an eight (8) foot planting strip and an eight (8) sidewalk. Hubbard Rd. and Bisaner will also be improved with curb and gutter. The portion of Bisaner Street that abuts the Site will be improved with additional pavement.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, June 2, 2021, at 6:00 p.m.

Please register at <https://attendee.gotowebinar.com/register/1358198541402341135> in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call **704-331-3531** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Sammy Jackson, DreamKey Partners

Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**COMMUNITY MEETING
REZONING PETITION 2021-068
JUNE 2, 2021
ATTENDEES**

- 1 Jamerician Toney
JToney2775@gmail.com
- 2 Theresa McDonald
mcdonaldt43@gmail.com
- 3 Felicia Woodard
fwoodard73@gmail.com
- 4 Meagan O'Connor
alphalilmeg@hotmail.com
- 5 Khendra Brown
kdavidsonc@yahoo.com
- 6 Kathy Tillman
ktil1025@aol.com
- 7 Evan Mozingo
e.mozingo@southcentralproperties.com
- 8 Brian O'Connell
brianman314@outlook.com